



## 4511 Glenmore Trail Calgary Alberta

\$1,600,000

Quality abound in this high end newly renovated Condo Bay. Full renovation completed in 2023. Everything geared toward a sophisticated owner. Improvement include; new plumbing & electrical, plus 20 floor plug-ins, new mechanical system, Wi-Fi 6, LED lighting, oversized cabinets for extra storage, NEST system, built-in speaker wiring, acoustic ceiling tiles, autonomous lighting system, and glazing throughout to transfer natural light plus a Humidor room just to mention a few of highlights. Ample space for your showroom on the main floor. Great truck egress and drive-in loading at the rear of building. Plenty of double row parking on site at no additional cost plus extra parking in the rear. New builds currently going for \$230-\$260/sf for 4 bare walls, not including plumbing or build-out. This is a stress-free property well worth the investment. Quick access to all major thoroughfares. (id:6769)

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca